

TALARIA AT BURBANK

3401 WEST OLIVE AVENUE, BURBANK, CA 91505

APPLICANT	PROPERTY OWNER	ARCHITECT	LANDSCAPE ARCHITECT	SURVEYOR
BMV Investment Co., LLC 101 S. First St. Suite #400 Burbank, CA 91502	Burbank Media Village, LLC 101 S. First St. Suite #400 Burbank, CA 91502	Van Tilburg, Banvard & Soderbergh, AIA 1738 Berkeley St. Santa Monica, CA 90404	Meléndrez 617 S. Olive St., 11th Floor Los Angeles, CA 90014	JRN Civil Engineers 232 Avenida Fabricante, Suite 107 San Clemente, CA 92672

12061

PROJECT SUMMARY

Site Area	3.86 AC
Residential Density	63 DU/AC
Building Density	2.34 : 1 FAR

Unit Types	Bed-rooms	Bath-rooms	Powder Rms. (1/2 Baths)	Other Rooms	Unit Size	Patio (Lower)	Patio (Upper)	R1 (PODIUM)	R2 (2ND)	R3 (3RD)	R4 (4TH)	Total		%	Area
A1	1	1	0		821 SF.	100 SF.	N/A	15	15	13	13	56	84	35	45,976 SF.
A2	1	1	0		912 SF.	107 SF.	N/A	5	5	5	5	20			18,240 SF.
A3	1	1	0		878 SF.	88 SF.	N/A	2	2	2	2	8			7,024 SF.
B1	2	2	0		1,255 SF.	100 SF.	N/A	4	4	4	4	16	123	51	20,080 SF.
B2	2	2	0		1,278 SF.	112 SF.	N/A	11	12	14	14	51			65,178 SF.
B3	2	2	0		1,285 SF.	155 SF.	N/A	10	10	10	10	40			51,400 SF.
B4	2	2	0		1,492 SF.	103 SF.	N/A	1	1	1	1	4			5,968 SF.
B5	2	2	0		1,408 SF.	127 SF.	N/A	1	1	1	1	4			5,632 SF.
B6	2	2	0		1,415 SF.	118 SF.	N/A	2	2	2	2	8			11,320 SF.
C1	3	2	0		1,416 SF.	140 SF.	N/A	2	2	2	2	8	33	14	11,328 SF.
C2	3	2	1		1,868 SF.	312 SF.	N/A	0	1	0	0	1			1,868 SF.
C3	3	2	1		1,481 SF.	118 SF.	N/A	6	6	6	6	24			35,544 SF.
D1	3	3	1		2,834 SF.	475 SF.	968 SF.	0	0	N/A	1	1	1	0	2,834 SF.
Total								59	61	41	61	241			282,392 SF.

Common Areas, Corridors & Lobbies: 60,300 SF.

Total Residential Area:	342,692 SF.
Total Commercial Area:	42,950 SF.
Total Project Area:	385,642 SF.

PARKING SUMMARY:

Required Residential Stalls	461 Residents + 61 Guests =	522
Required Commercial Stalls	3.33 per 1,000 SF	143
Total Required Parking		665

Provided	East Entrance	South Entrance	Full Size	Compact
Upper Ground Floor	0	117	111	6
Lower Ground Floor	157	192	311	38
Subterranean Level	105	189	247	47
Total Number of Stalls	262	498	669	91
Total Provided Parking	760		88%	12%

PARKING AREA: 277,442 SF.

SEE SHEET A1 FOR PARKING STALL DIMENSIONS

Project Description: The project will include the demolition of all existing structures, along with the vacation and removal of existing streets, sidewalks, curb, gutter and utilities that exist within the Avon street right of way, and alleys within the project development site. The newly developed project will include two and a half levels of subterranean parking, ground level retail uses and/or a grocery store use (approximately 43,000 square feet), with a full restaurant, an on-site beer and liquor sales. Loading for the retail use will be through an enclosed tunnel and dock area. Above the ground level market will be a four level luxury residential community comprised of 241 multi-family units. The residential community will be built around two large courtyard areas, and will feature a broad range of amenities, such as a lap pool, a private lounge, a full gym, business center, dry-cleaning pick up and drop off, and full concierge services.

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APPLICANT BMV Investment Co., LLC 101 S. First St. Suite #400 Burbank, CA 91502	PROPERTY OWNER Burbank Media Village, LLC 101 S. First St. Suite #400 Burbank, CA 91502	ARCHITECT Van Tubb, Banvard & Soderbergh, AIA 1738 Berkeley St. Santa Monica, CA 90404	LANDSCAPE ARCHITECT Meléndez 617 S. Olive St., 11th Floor Los Angeles, CA 90014	SURVEYOR JRN Civil Engineers 232 Avenida Fabricante, Suite 107 San Clemente, CA 92672
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CURRENT:

3401, 3407, 3413, 3421 West Olive Avenue; 3400, 3408, 3440 West Alameda Avenue; 112, 115, 116, 125, 129, 133 North Avon Street; 121 North Avon Street Unit C; 117 North Avon Street No A and 111 North Lima Street, Burbank, CA

PROPOSED:

3401 West Olive Avenue, Burbank CA

LEGAL:

PARCEL 1:

LOTS 8, 9 AND 10 OF TRACT NO. 10135, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 141 PAGES 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

PARCEL 2A:

THAT PORTION OF LOT 1 IN BLOCK 63, SUBDIVISION OF THE RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGES 47 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF LOT 14 OF TRACT NO. 10135, AS SHOWN ON MAP RECORDED IN BOOK 141 PAGES 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT SOUTH 40° 10' 35" WEST 56 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 14, SAID POINT BEING THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. RW-45762, ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TRACT NO. 10135, SOUTH 40° 10' 35" WEST 20.27 FEET TO A

LINE PARALLEL WITH AND DISTANT 27 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHEASTERLY LINE OF SAID LAND; THENCE PARALLEL WITH SAID NORTHEASTERLY LINE SOUTH 22° 56' 55" EAST 138.79 FEET TO THE NORTHWESTERLY LINE OF OLIVE AVENUE, 80 FEET WIDE, AS DESCRIBED IN DOCUMENT NO. 190759, ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 40° 10' 35" EAST 30.27 FEET TO THE MOST EASTERLY CORNER OF SAID LAND; THENCE NORTH 22° 56' 55" WEST 138.79 FEET TO THE POINT OF BEGINNING.

PARCEL 2B:

THAT PORTION OF LOT 1 IN BLOCK 63 OF THE SUBDIVISION OF THE RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 43 PAGES 47, ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF OLIVE AVENUE WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF AVON STREET, AS SAID AVENUE AND STREET ARE SHOWN ON MAP OF TRACT NO. 7553, RECORDED IN BOOK 99 PAGE 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID PROLONGATION NORTH 23° 56' 55" WEST 150.00 FEET; THENCE PARALLEL WITH SAID NORTHWESTERLY LINE OF OLIVE AVENUE NORTH 40° 10' 35" EAST 168.96 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 40° 10' 35" EAST 47.46 FEET TO THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. YV-92196 ON FILE IN THE OFFICE OF THE REGISTRAR; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 22° 56' EAST 138.79 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 10.00 FEET NORTHWESTERLY, AT RIGHT ANGLES, FROM SAID NORTHWESTERLY LINE OF OLIVE STREET; THENCE ALONG LAST MENTIONED PARALLEL LINE SOUTH 40° 10' 35" WEST 47.46 FEET TO A LINE SOUTH 40° 10' 35" WEST 47.46 FEET TO A LINE THAT IS PARALLEL WITH WESTERLY LINE OF LIMA STREET AS SHOWN ON THE MAP OF TRACT NO. 10135, RECORDED IN BOOK 141 PAGES 21 AND 22 OF MAPS, RECORDS OF SAID COUNTY AND PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE NORTH 22° 56' 55" WEST 138.79 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

PARCEL 3A:

THAT PORTION OF LOT 2 IN BLOCK 63 OF RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 47 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 2, THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE THEREOF, 25 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE 266.65 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO ERNEST J. HENTSCHEL AND WIFE, RECORDED IN BOOK 3418 PAGE 316 OFFICIAL RECORDS, THENCE SOUTHWESTERLY AT RIGHT ANGLES, TO SAID NORTHEASTERLY LINE 168.61 FEET MORE OR LESS TO THE NORTHEASTERLY LINE OF TRACT NO. 9560, RECORDED IN BOOK 133 PAGES 43 AND 44 OF MAPS, RECORDS OF SAID COUNTY, THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED NORTHEASTERLY LINE, 116.78 FEET MORE OR LESS TO THE MOST NORTHERLY CORNER OF SAID LOT 3 OF SAID TRACT, THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO JOSEPH FRANK SUPPON AND WIFE, RECORDED IN BOOK 6862 PAGE 217 OF OFFICIAL RECORDS OF SAID COUNTY, 150 FEET TO THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE CITY OF BURBANK, RECORDED IN BOOK 3207 PAGE 290 OF OFFICIAL RECORDS OF SAID COUNTY, THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE, 168.55 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE SOUTHEASTERLY 214.36 FEET THEREOF.

PARCEL 3B:

AN EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 5 FEET IN WIDTH THE NORTHWESTERLY LINE OF SAID STRIP, BEING THE SOUTHEASTERLY LINE OF PARCEL 1 DESCRIBED ABOVE, SAID STRIP BEING BOUNDED NORTHEASTERLY AND SOUTHWESTERLY BY THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY AND SOUTHWESTERLY LINE OF SAID PARCEL 1.

PARCEL 4:

PARCEL 4A:

THE NORTHWESTERLY 50 FEET OF THE SOUTHEASTERLY 214.36 FEET OF THAT PORTION OF LOT 2, IN BLOCK 63, OF RANCH PROVIDENCIA & SCOTT TRACT, IN THE CITY OF BURBANK, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 47 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 2; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE THEREOF, 25 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE, 266.65 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO ERNEST J. HENTSCHEL AND WIFE, RECORDED IN BOOK 3418 PAGE 316, OFFICIAL RECORDS; THENCE SOUTHWESTERLY AT THE RIGHT ANGLES TO SAID NORTHEASTERLY LINE, 168.61 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF TRACT 9560, AS PER MAP RECORDED IN BOOK 133 PAGES 43 AND 44 OF MAPS, RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED NORTHEASTERLY LINE, 116.78 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF SAID LOT 3 OF SAID TRACT; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO JOSEPH FRANK SUPPON AND WIFE, RECORDED IN BOOK 6862 PAGE 217, OFFICIAL RECORDS OF SAID COUNTY, 150 FEET TO THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF BURBANK, RECORDED IN BOOK 3207 PAGE 290, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE, 168.55 FEET TO THE POINT OF BEGINNING.

PARCEL 4B:

AN EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 5 FEET IN WIDTH, THE NORTHWESTERLY LINE OF SAID STRIP BEING THE SOUTHEASTERLY LINE OF PARCEL 1 DESCRIBED ABOVE, SAID STRIP BEING BOUNDED NORTHEASTERLY AND SOUTHWESTERLY BY THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY AND SOUTHWESTERLY LINES OF SAID PARCEL 1.

PARCEL 5:

THE NORTHERLY 50 FEET OF THE SOUTHERLY 164.36 FEET OF THAT PORTION OF LOT 2 IN BLOCK 63 OF RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 47 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 2; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE THEREOF, 25 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE, 266.65 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN DEED RECORDED IN BOOK 3418 PAGE 316, OFFICIAL RECORDS; THENCE SOUTHWESTERLY AT

RIGHT ANGLES TO SAID NORTHEASTERLY LINE, 168.61 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE, OF TRACT NO. 9560 RECORDED IN BOOK 133 PAGES 43 AND 44 OF MAPS, RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 3 OF SAID TRACT; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO JOSEPH FRANK SUPPON AND WIFE, RECORDED IN BOOK 6862 PAGE 217, OFFICIAL RECORDS OF SAID COUNTY, 150 FEET TO THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF BURBANK, RECORDED IN BOOK 3207 PAGE 290, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE 168.55 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE NORTHWESTERLY 5 FEET OF SAID LAND.

PARCEL 6:

THE NORTHERLY 50 FEET OF THE SOUTHERLY 114.36 FEET OF THAT PORTION OF LOT 2 IN BLOCK 63 OF RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 47 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 2; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE THEREOF 25 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE 266.66 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN DEED RECORDED IN BOOK 3418 PAGE 316 OFFICIAL RECORDS; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE 168.61 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF TRACT NO. 9560, RECORDED IN BOOK 133 PAGE 43 AND 44 OF MAPS; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED NORTHEASTERLY LINE 116.78 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF SAID LOT 3 OF SAID TRACT; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LAND DESCRIBED IN DEED TO JOSEPH FRANK SUPPON AND WIFE, RECORDED IN BOOK 6862 PAGE 217 OFFICIAL RECORDS, 150 FEET TO THE SOUTHEASTERLY LINE OF THE AND DESCRIBED IN DEED TO THE CITY OF BURBANK, RECORDED IN BOOK 3207 PAGE 290 OFFICIAL RECORDS; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF 168.55 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 7:

THE SOUTHERLY 64.36 FEET OF THAT PORTION OF LOT(S) 2 IN BLOCK 63 OF RANCHO PROVIDENCIA AND SCOTT TACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE(S) 47 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 2; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE THEREOF 25 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE 266.65 FEET, MORE OR LESS, TOT HE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO ERNEST J. HANTSCHER AND WIFE, RECORDED IN BOOK 3418 PAGE 316, OF OFFICIAL RECORDS; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE 168.61 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF TRACT NO. 9560, RECORDED IN BOOK 133 PAGE(S) 43 AND 44 OF MAPS, RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED NORTHEASTERLY LINE 116.78 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF SAID LOT 3 OF SAID TRACT; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO JOSEPH FRANK SUPPON AND WIFE, RECORDED IN BOOK 6862 PAGE 217, OF OFFICIAL RECORDS OF SAID COUNTY, 150 FEET TO THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE CITY OF BURBANK, RECORDED IN BOOK 3207 PAGE 290, OF

OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE 168.55 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN THE FOLLOWING DESCRIBED LAND:

THE EASTERLY 168.61 FEET OF THE SOUTHERLY 15 FEET ONLY OF THAT PORTION OF LOT(S) 2 IN BLOCK 63 OF RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE(S) 47 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALAMEDA AVENUE, 100 FEET WIDE, WITH THE WESTERLY LINE OF AVON STREET, 30 FEET WIDE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF AVON STREET, A DISTANCE OF 276.29 FEET TO A POINT; THENCE SOUTH 67° 02' 50" WEST, A DISTANCE OF 168.76 FEET TO THE EASTERLY LINE OF TRACT NO. 9560, RECORDED IN BOOK 133 PAGE 44 OF MAPS, RECORDED OF SAID COUNTY; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID TRACT NO. 9560 AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 266.91 FEET TO THE SOUTHERLY LINE OF SAID ALAMEDA AVENUE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID ALAMEDA AVENUE, A DISTANCE OF 168.78 FEET TO POINT OF BEGINNING.

PARCEL 8:

PARCEL 8A:

THE EASTERLY 150 FEET OF THE SOUTHERLY 15 FEET OF THAT PORTION OF LOT 2, IN BLOCK 63 OF SUBDIVISION OF RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGES 47 TO 59 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALAMEDA AVENUE (100 FEET WIDE) WITH THE WESTERLY LINE OF AVON STREET (30 FEET WIDE); THENCE SOUTHERLY ALONG THE WESTERLY LINE OF AVON STREET A DISTANCE OF 267.29 FEET TO A POINT; THENCE SOUTH 67° 02' 50" WEST A DISTANCE OF 168.76 FEET TO THE EASTERLY LINE OF TRACT NO. 9560 AS PER MAP RECORDED IN BOOK 133, PAGES 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID TRACT NO. 9560 AND ITS NORTHERLY PROLONGATION A DISTANCE OF 266.91 FEET TO THE SOUTHERLY LIEN OF SAID ALAMEDA AVENUE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID ALAMEDA AVENUE A DISTANCE OF 168.78 FEET TO THE POINT OF BEGINNING.

PARCEL 8B:

THAT PORTION OF LOT 2, IN BLOCK 63 OF SUBDIVISION OF RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGES 47 TO 59 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK D986, PAGE 856 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND SO CONVEYED, NORTH 68° 08' 03" EAST 18.61 FEET; THENCE SOUTH 21° 51' 57" EAST 15.00 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 267.29 FEET OF SAID LOT 2; THENCE ALONG SAID SOUTHERLY LINE SOUTH 68° 08' 03" WEST, 7.62 FEET; THENCE SOUTH 75° 47' 26" EAST 51.61 FEET; THENCE SOUTH 80° 08' 13" EAST 37.29 FEET TO THE SOUTHERLY LINE OF THE PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK D1025, PAGE 921 OF SAID OFFICIAL RECORDS; THENCE ALONG

SAID LAST MENTIONED SOUTHERLY LINE, SOUTH 68° 08' 03" WEST 4.75 FEET; THENCE WESTERLY IN A DIRECT LINE TO A POINT IN THE WESTERLY LINE OF THE PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK D435, PAGE 510, DISTANT ALONG SAID WESTERLY LINE SOUTH 21° 54' 27" EAST, 15.75 FEET FROM SAID MOST WESTERLY CORNER; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

PARCEL 8C:

THAT PORTION OF LOT 2, IN BLOCK 63 OF SUBDIVISION OF RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGES 47 TO 59 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 2; DISTANT NORTH 23° 05' 30" WEST 182.07 FEET FROM THE NORTHWESTERLY LINE OF OLIVE AVENUE, AS SHOWN ON THE MAP OF SAID TRACT; THENCE AT RIGHT ANGLES THE SAID EASTERLY LINE ALONG THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED RECORDED IN BOOK 3418, PAGE 316, OFFICIAL RECORDS, SOUTH 68° 54' 30" WEST 168.61 FEET TO THE NORTHEASTERLY LINE OF TRACT NO. 9560 AS PER MAP RECORDED IN BOOK 133, PAGES 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 23° 05' 30" EAST 50 FEET TO A POINT WHICH BEARS NORTH 23° 05' 30" WEST 217.37 FEET FROM THE SAID NORTHWESTERLY LINE OF OLIVE AVENUE; THENCE NORTH 66° 54' 30" EAST 168.61 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 2; THENCE NORTH 23° 05' 30" WEST 49.99 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN THAT CERTAIN DEED RECORDED MARCH 11, 1964 AS INSTRUMENT NO. 3501 OF OFFICIAL RECORDS.

PARCEL 9:

LOTS 6 AND 7 OF TRACT 10135, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 141 PAGES 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 10:

THAT PORTION OF LOT 1 IN BLOCK 63 OF THE SUBDIVISION OF THE RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 47, ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF OLIVE AVENUE, WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF AVON STREET, SA SAID AVENUE AND STREET ARE SHOWN ON MAP OF TRACT NO. 7553, AS PER MAP RECORDED IN BOOK 99, PAGE 16, ET SEQ., OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID PROLONGATION NORTH 22° 56' 55" WEST 150 FEET; THENCE PARALLEL WITH SAID NORTHWESTERLY LINE OF OLIVE AVENUE, NORTH 40° 10' 35" EAST 128.96 FEET; THENCE PARALLEL WITH THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF LIMA STREET AS SHOWN ON MAP OF TRACT NO. 10135, AS PER MAP RECORDED IN BOOK 141, PAGE(S) 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY SOUTH 22° 56' 55" EAST 17.58 FEET TO A POINT DISTANT NORTH 22° 56' 55" WEST 132.42 FEET FROM THE SAID NORTHWESTERLY LINE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE PARALLEL WITH SAID NORTHWESTERLY LINE NORTH 40° 10' 35" EAST 40 FEET; THENCE PARALLEL WITH SAID SOUTHEASTERLY PROLONGATION SOUTH 22° 56' 55" EAST 132.42 FEET TO SAID NORTHWESTERLY LINE;

THENCE ALONG THE NORTHWESTERLY LINE SOUTH 40° 10' 35" WEST 40 FEET; THENCE NORTH 22° 56' 55" EAST 132.42 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE ABOVE DESCRIBED LAND WITHIN THE NORTHWESTERLY 10 FEET OF OLIVE AVENUE, 80 FEET WIDE, AS DESCRIBED IN DEED TO THE CITY OF BURBANK, REGISTERED AS DOCUMENT NO. 190759, ON CERTIFICATE FH-52777, IN THE OFFICE OF THE REGISTRAR OF LAND TITLES.

PARCEL 11:

PARCEL 11A:

THAT PORTION OF LOT 1 IN BLOCK 63 OF THE SUBDIVISION OF THE RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 47 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF OLIVE AVENUE, WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF AVON STREET, SA SAID AVENUE AND STREET ARE SHOWN ON MAP OF TRACT NO. 7553, AS PER MAP RECORDED IN BOOK 99, PAGE 16, ET SEQ., OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID PROLONGATION NORTH 22° 56' 55" WEST 150 FEET; THENCE PARALLEL WITH SAID NORTHWESTERLY LINE OF OLIVE NORTH 40° 10' 35" EAST 50 FEET; THENCE PARALLEL WITH THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF LIMA STREET AS SHOWN ON MAP OF TRACT NO. 10135, AS PER MAP RECORDED IN BOOK 141, PAGE(S) 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY SOUTH 22° 56' 55" EAST 17.58 FEET TO A POINT DISTANT NORTH 22° 56' 55" WEST 132.42 FEET FROM THE SAID NORTHWESTERLY LINE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE PARALLEL WITH SAID NORTHWESTERLY LINE NORTH 40° 10' 35" EAST 78.96 FEET; THENCE PARALLEL WITH SAID SOUTHEASTERLY PROLONGATION 22° 56' 55" EAST 132.42 FEET TO SAID NORTHWESTERLY LINE; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 40° 10' 35" WEST 78.96 FEET; THENCE NORTH 22° 56' 55" EAST 132.42 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 11B:

THAT PORTION OF LOT 1 IN BLOCK 63 OF THE SUBDIVISION OF THE RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 47 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF AVON STREET, DISTANT NORTH 22° 56' 55" WEST 122.42 FEET FROM THE INTERSECTION OF SAID NORTHEASTERLY LINE WITH THE NORTHWESTERLY LINE OF OLIVE AVENUE, AS SHOWN ON MAP OF TRACT NO. 10135, RECORDED IN BOOK 141, PAGE(S) 21 AND 22 OF MAPS, IN THE OFFICE RECORDER OF SAID COUNTY; THENCE NORTH 22° 56' 55" WEST 27.58 FEET; THENCE PARALLEL WITH SAID NORTHWESTERLY LINE OF OLIVE AVENUE AND ALONG THE SOUTHEASTERLY LINE OF LOT 15 OF SAID TRACT NO. 10135, NORTH 40° 10' 35" EAST 168.96 FEET; THENCE PARALLEL WITH THE SOUTHEASTERLY PROLONGATION OF LIMA STREET AS SHOWN ON SAID MAP OF TRACT NO. 10135, SOUTH 22° 56' 55" EAST 17.58 FEET TO A POINT DISTANT NORTH 22° 56' 55" WEST 132.42 FEET FROM SAID NORTHWESTERLY LINE OF OLIVE AVENUE; THENCE PARALLEL WITH SAID NORTHWESTERLY LINE SOUTH 40° 10' 35" WEST 118.96 FEET; THENCE PARALLEL WITH SAID PROLONGATION OF LIMA STREET, SOUTH 22° 56' 55" EAST 10.00 FEET TO A LINE PARALLEL WITH SAID NORTHWESTERLY LINE AND PASSES THROUGH THE POINT OF BEGINNING; THENCE SOUTH 40° 10' 35" WEST 50.00 TO THE POINT OF BEGINNING.

SAID LAND WAS WITHDRAWN FROM THE EFFECT AND OPERATION OF THE LAND TITLE LAW

BY CERTIFICATE OF CANCELLATION AND WITHDRAWAL RECORDED SEPTEMBER 14, 1954, AS INSTRUMENT NO. 3501, OFFICIAL RECORDS.

PARCEL 12:

THAT PORTION OF LOT 1 IN BLOCK 63 OF THE SUBDIVISION OF THE RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 47 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF AVON STREET WITH THE NORTHWESTERLY LINE OF OLIVE AVENUE; AS SHOWN ON MAP OF TRACT NO. 10135, RECORDED IN BOOK 141, PAGE(S) 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID NORTHEASTERLY LINE NORTH 22° 56' 55" WEST 122.42 FEET; THENCE PARALLEL WITH SAID NORTHWESTERLY LINE NORTH 40° 10' 35" EAST 50.00 FEET TO A LINE PARALLEL WITH THE PROLONGATION OF LIMA STREET, AS SHOWN ON SAID MAP OF TRACT NO. 10135, WHICH PASSES THROUGH A POINT IN THE SOUTHEASTERLY LINE OF LOT 15 OF SAID TRACT NO. 10135, DISTANCE NORTH 40° 10' 35" EAST 50.00 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 15; THENCE PARALLEL WITH SAID LIMA STREET, SOUTH 22° 56' 55" EAST 122.42 FEET TO SAID NORTHWESTERLY LINE OF OLIVE AVENUE; THENCE SOUTH 40° 10' 35" WEST 50.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THE SOUTHEASTERLY 10 FEET THEREOF BEING THAT PORTION WITHIN OLIVE AVENUE, 80 FEET WIDE, DESCRIBED IN DOCUMENT NO. 190759, FILED UNDER CERTIFICATE OF TITLE NO. FH-52777, IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY.

PARCEL 13:

LOT 14 OF TRACT 10135, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 141 PAGES 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTHWESTERLY 135 FEET THEREOF MEASURED NORTHEASTERLY AT RIGHT ANGLES FROM THE SOUTHWESTERLY LINE OF SAID LOT 14 OF TRACT 10135.

TOGETHER WITH THE SOUTHEASTERLY 1/2 OF THAT CERTAIN ALLEY, 20 FEET WIDE AS SHOWN ON SAID TRACT NO. 10135, AS PER MAP RECORDED IN BOOK 141 PAGES 21 AND 22 OF MAPS, BOUNDED NORTHEASTERLY BY THE SOUTHWESTERLY LINE OF LIMA STREET, 60 FEET WIDE, AND BOUNDED SOUTHWESTERLY BY THE NORTHEASTERLY LINE OF AVON STREET, 60 FEET WIDE, EXCEPT THEREFROM THE SOUTHWESTERLY 135 FEET THEREOF MEASURED NORTHEASTERLY AT RIGHT ANGLES FROM THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 14 OF TRACT 10135, SUBJECT TO RESOLUTION NO. 26,839 ADOPTED BY THE CITY COUNCIL OF THE CITY OF BURBANK ON DECEMBER 7, 2004.

PARCEL 14:

THAT PORTION OF LOT 1 IN BLOCK 63 IN THE SUBDIVISION OF THE RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 47 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF OLIVE AVENUE WITH NORTHERLY PROLONGATION OF THE EASTERLY LINE OF AVON STREET, AS SAID AVENUE AND STREET ARE SHOWN ON MAP OF TRACT NO. 7553; RECORDED IN BOOK 99 PAGE 16 ET SEQ., IN THE OFFICE OF THE SAID RECORDER; THENCE ALONG SAID PROLONGATION NORTH 22° 56' 55" WEST, 150.00 FEET; THENCE PARALLEL WITH SAID NORTHWESTERLY LINE OF OLIVE

AVENUE, NORTH 40° 10' 35" EAST 246.99 FEET TO A POINT DISTANT ALONG SAID PARALLEL LINE SOUTH 40° 10' 35" WEST 56.00 FEET FROM THE WESTERLY LINE OF LIMA STREET, AS SHOWN ON MAP OF TRACT NO. 10135 RECORDED IN BOOK 141 PAGE 21 ET SEQ., IN THE OFFICE OF SAID RECORDER, SAID POINT BEING TO THE TRUE POINT OF BEGINNING; THENCE NORTH 40° 10' 35" , EAST, 56.00 FEET TO LAST MENTIONED LINE; PROLONGATION OF LAST MENTIONED WESTERLY LINE, SOUTH 22° 56' 55" EAST, 138.79 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 10.00 FEET NORTHWESTERLY AT RIGHT ANGLES FROM SAID NORTHWESTERLY AT RIGHT ANGLES FROM SAID NORTHWESTERLY LINE OF OLIVE AVENUE, LAST MENTIONED PARALLEL LINE BEING THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN DOCUMENT NO. 190759, FILED UNDER CERTIFICATE OF TITLE NO. FH-52777 ON FILE IN THE OFFICE OF REGISTRAR OF TITLES OF SAID COUNTY; THENCE ALONG LAST MENTIONED PARALLEL LINE SOUTH 40° 10' 35" WEST, 56.00 FEET TO A LINE THAT IS PARALLEL WITH SAID SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF LIMA STREET AND PASSES THROUGH TO THE TRUE POINT OF BEGINNING, THENCE NORTH 22° 56' 55" WEST 138.79 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 15:

LOTS 1, 2, 3 AND 4 AND 5 OF TRACT 10135, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 141 PAGES 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 16:

SOUTHWESTERLY 100 FEET OF LOT(S) 14, OF TRACT NO. 10135, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 141 PAGE(S) 21 AND 22 OF MAPS, SAID SOUTHWESTERLY 100 FEET BEING MEASURED NORTHEASTERLY AT RIGHT ANGLES FROM THE SOUTHWESTERLY LINE OF SAID LOT.

PARCEL 17:

THE NORTHEASTERLY 35 FEET OF THE SOUTHWESTERLY 135 FEET OF LOT(S) 14, OF TRACT NO. 10135, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 141 PAGE(S) 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID NORTHEASTERLY 35 FEET AND SAID SOUTHWESTERLY 135 FEET BEING MEASURED AT RIGHT ANGLES FROM THE SOUTHWESTERLY LINE OF SAID LOT 14.

PARCEL 18:

THAT PORTION OF LOT(S) 15, OF TRACT NO. 10135, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 141 PAGE(S) 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT, SOUTH 22° 56' 55" EAST 40.00 FEET; THENCE PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, NORTH 66° 59' 35" EAST 110.00 FEET; THENCE NORTH 9° 02' 21" EAST 47.19 FEET TO THE INTERSECTION OF SAID NORTHWESTERLY LINE, WITH A LINE THAT IS PARALLEL WITH AND DISTANT 135 FEET NORTHEASTERLY AT RIGHT ANGLES FROM THE SOUTHWESTERLY LINE OF LOT 14 OF SAID TRACT; THENCE SOUTH 65° 59' 35" WEST 135.08 FEET TO THE POINT OF BEGINNING.

PARCEL 19:

THAT PORTION OF LOT(S) 15, OF TRACT NO. 10135, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 141 PAGE(S) 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS

FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT DISTANT SOUTH 22° 56' 55" EAST 40.00 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 15; THENCE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT NORTH 66° 59' 35" EAST 110.00 FEET; THENCE NORTH 9° 02' 21" EAST 47.19 FEET TO THE INTERSECTION OF SAID NORTHWESTERLY LINE WITH A LINE THAT IS PARALLEL WITH AND DISTANT 135.00 FEET NORTHEASTERLY AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF LOT 14 OF SAID TRACT NO. 10135; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 66° 59' 35" EAST 70.33 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 15; THENCE SOUTH 40° 10' 35" WEST 230.20 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 15; THENCE NORTH 22° 56' 55" WEST 63.85 FEET TO THE POINT OF BEGINNING.

APN:

2483-023-430 (Affects: Parcel 1)
2483-023-424 (Affects: Parcel 2) (2A & 2B)
2483-024-401 (Affects: Parcel 3)
2483-024-402 (Affects: Parcel 4)
2483-024-403 (Affects: Parcel 5)
2483-024-404 (Affects: Parcel 6)
2483-024-405 (Affects: Parcel 7)
2483-024-406 (Affects: Parcel 8)
2483-023-429 (Affects: Parcel 9)
2483-023-425 (Affects: Parcel 10 and Parcel 11A of Parcel 11)
2483-023-426 (Affects: Portion of Parcel 11B of Parcel 11)
2483-023-427 (Affects: Parcel 12 and Portion of Parcel 11B of Parcel 11)
2483-023-450 (Affects: Parcel 13)
2483-023-451 (Affects: Parcel 14)
2483-023-428 (Affects: Parcel 15)
2483-023-434 (Affects: Parcels 16, 17 and 18)
2483-023-435 (Affects: Parcel 19)